

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 18 October 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

15 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Steve Smith, Jim Russell, Jack Wood, Eileen Delaney, Jackie Heyneman, Michele Bain, Roy Moosa, Harry Christiansen, Paul Schaden, John Crouch and Donna Gebhart.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Mr. Russell announced that a long time member of the Planning Group Mr. Jim Bowan had passed away last weekend in Texas. He requested a moment of silence in reverence.

2. Approval of the minutes for the meetings of 20 September 2010. Voting item.

Mr. Harrington noted that the time the September meeting was held was incorrect and changed that to 7:00 PM. Mr. Smith motioned to approve the minutes as corrected and the motion passed with 14 in favor and Ms. Gebhart abstaining.

3. Reconsideration of the decision of 7/19/2010 to deny the request for the signalization of the intersection of South Mission Road and Pepper Tree Lane based on the new information provided by DPW Unit Manager Kenton Jones, 858-874-4009 at the 9/20/2010 FCPG meeting. **Circulation Committee.** Community input. Voting item.

Ms Burdick presented the request on behalf of the Department of Public Works to revisit the request to place a traffic signal at the intersection of South Mission and Pepper Tree. DPW felt that the warrants were met and they requested the Planning Group's support for putting the intersection on the list for future signalization. Mr. Murali Pasumarthi explained the importance of having intersections on the improvement list to assure that both private development and Capital Improvement Projects did not overlook their importance. After discussion of the request, Ms. Burdick motioned to approve the signalization of the intersection and the motion was approved unanimously.

4. Discussion on a request to signalize the intersection of Brooke Road and Stage Coach Lane. DPW Unit Manager Kenton Jones, 858-874-4009. **Circulation Committee.** Community input. Voting item.

Ms Burdick again introduced the request. She stated that DPW had studied the intersection, found it meets four of the eight possible warrants and was asking for Planning Group concurrence. A Ms. Robinson spoke to the danger of the intersection stating her son had become a paraplegic after an accident at the intersection and felt there was definitely a need for some improvement. Ms. Burdick stated that DPW engineers felt that the intersections of Calavo and Brooke could be controlled as one large intersection.

Mr. Carl Hickman (DPW Transportation Section) gave some detail of how the large intersection would work.

After further discussion Ms, Burdick motioned to approve the signalization of the intersection and the motion was approved unanimously

5. MUP10-025 (SD0662 Cask & Clever) Major Use Permit for an unmanned telecommunications facility with antennas mounted on a proposed 32-foot high artificial Queen Monopalm tree located at 4019 South Mission Road. Owner Andrew Stannard Family Trust 619-234-5171. Applicant AT&T Mobility 760-715-3416. Contact person Karen Adler 760-715-3416. County planner Stephany Morgan 858-694-2069 stephany.morgan@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item.(8/18)

The applicant presented the request showing details of the existing landscaping on the property and how the antenna facilities would be integrated into the site.

Mr. Crouch reported that the Facilities Committee had inspected the site and determined that it was not the old Cask and Clever site but several parcels south of that property.

Nevertheless, the Committee had no objections to the project.

After discussion Mr. Crouch motioned to approve the project as presented and the motion was approved unanimously

6. TM5510RPL2 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Owner F. Martinez and J.L. Islas 210-265-1306. Applicant and Contact person Tim Thiel 760-603-6243. County planner Gail Wright 858-694-3003. Continued at the 21Jan2008 FCPG meeting. **Land Use & Circulation Committees.** Community input. Voting item (9/16)

The Applicant presented the project stating that the project had been revised to address some of the Planning Group's concerns and requested approval.

Mr. Wood stated that the Land Use Committee had reviewed the project and recognized that the emergency access problem had been resolved to the Fire Department's satisfaction, lot sizes met the current half acre zoning, and storm water improvements had been made. However, the cut and fill slopes while reduced were still 22 to 28 feet in height.

Ms. Burdick reported that the Circulation Committee had reviewed the project and recognized the resolution to the emergency access issue but had major concerns with the project's impacts to Mission Road. Both the proximity to Stage Coach and the possible impact to the Pepper Tree entrance were of concern.

A resident of the Pepper Tree Project stated that the traffic signal at the Pepper Tree entrance was becoming dangerous already with traffic running the red light regularly. He felt that additional traffic of a new subdivision would be a very dangerous development.

Mr. Russell chastised the developer for continuing to propose flat pads on a site with so much natural grade change. He felt the proposed grading represented a clear violation to the Fallbrook Community Plan grading restrictions.

After further discussion, Mr. Wood motioned to deny the request on the grounds of its violation of the Fallbrook Community Plan Grading restrictions and the safety concerns of the traffic impact to Mission Road with the current design. The motion was approved unanimously

7. Presentation by Chris Brown, 760-809-7455, alchemyb@cox.net on possible changes to the Campus Park/Passerelle project (504 acres located in the north east corner of I-15 and SR-76). **Land Use, Circulation, Parks & Recreation, and Design Review Committees.** Community input. Non-voting item.

Mr. Brown and Mr. Davis presented the re-designed project. The primary changes were a reduction of units from 1076 to 751, elimination of the two multi-family housing sections on the south end of the project, (MF 1 & 4), to be replaced by open space, and reduction of the height of buildings to conform to the Fallbrook Design Guidelines (35' maximum height).

The elimination of the two multi-family housing sections also eliminated the split between the Fallbrook and Bonsall school districts and reduced the student population by 30%. Now all housing in Campus Park is located in the Fallbrook District. The height reduction eliminated the need for a special fire truck.

Mr. Davis reviewed the circulation elements of the project and noted that TIF fees will be allocated to improve the intersections at Pala Mesa/Old 395, Reche Road/Old 395, and Stewart Canyon/Old 395. There will be three signalized intersections within the project on Horse Ranch Creek Road that will provide four-way access, and link the project and the college. Campus Park will also install a signal at SR76 and Horse Ranch Creek Road.

A resident of the Stewart Canyon area spoke in opposition to the project. She stated that the impact to the Stewart Canyon area would be unwelcome.

Ms. Burdick stated that the Circulation Committee had reviewed the project and had concerns with the width of proposed improvement north of the project to Stewart Canyon and the connecting road between Horse Ranch Creek and Pankey roads. The Committee felt both sections should be four lane roads. Also the Committee felt that a traffic Signal at Pankey and SR-76 was needed.

Mr. Wood appreciated the unit reduction numbers but was concerned with the lot sizes. He felt 6,000 square foot lots were the appropriate minimum and the 4,000 square foot lots were too small.

Ms. Delaney appreciated the height reductions but requested more single story units be considered.

Ms. Heyneman noted several concerns that the Parks and Recreation Committee had had over the years of review that the current plan addressed. However she requested that the project consider further reduction of 27 units to meet a previous request of the Planning Group.

Ms. Bain had air quality concerns with proposing to place a residential community in such close proximity to a working rock quarry and major traffic corridors.

Mr. Harrington commented that the project was definitely moving in the right direction. It appeared to be the result of reaction to the EIR and Planning Group Comments. However, he agreed with Mr. Wood's concern with 4,000 square foot lots and Ms. Heyneman's point of asking the developer for further unit reduction.

Mr. Russell was less impressed by the new proposal. He felt that previous proposals had never been approved and that the development should be proposing around the 650 units. He stated that the only 4,000 square foot lots in Fallbrook were in mobile home parks. He further commented that the only reason the previous density was considered for this area (the HP development) was because it produced an employment center with a light industrial component. Mr. Russell felt the current development did not offer those aspects.

At this point Mr. Russell informed the Group that the development would be a voting item on next month's agenda and closed the discussion.

8. Waiver of B community design site plan for a two story elevator. Location: 2795 Sumac Rd.
Contact: Lance McAuley, 760-728-0188, County Planner: Dag Bunnemeyer,
Dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting Item.
The request was withdrawn by the applicant.

The meeting was adjourned at 9:00 pm.
Tom Harrington, secretary